

# \$639,900 - 701 Chinook Gate Lane Sw, Airdrie

MLS® #A2207101

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,148 sqft

Residential on 0.10 Acres

Chinook Gate, Airdrie, Alberta

Your new home awaits you in highly coveted, family-friendly Airdrie. A bungalow with approximately 2,192 sq. ft. of living space on two levels - 3 bedrooms, 2.5 baths, with excellent attention to detail, neutral colours and in move-in condition. The main, open concept level has vinyl flooring throughout and noteworthy elements such as piano windows, two skylights in the kitchen accommodating natural lighting and 10-foot ceilings. The living room, dining area are adjacent to a sleek, efficient kitchen with oodles of chic, white cabinetry, tiled backsplash, quartz countertops and a gas cooktop. Stainless appliances include a built-in oven and microwave. The carpeted primary bedroom incorporates a walk-in closet and a showstopper, luxurious, tiled, walk-through 5-pc ensuite with a soaker tub and double vanity. Completing the main level are a 2-pc bath and a laundry room with storage cabinets and convenient countertop. The west-facing large, railed, wooden, private deck at the rear of the house is accessed from this point. The lower carpeted level is bright and open, and has been attractively finished with two additional bedrooms, each with generous walk-in closets and sharing a 4-pc bath. A large bonus room could serve as a rec room, a family room or a home office. Plenty of storage space as well. A double, detached, insulated garage at the rear is accessed from the back lane. RV parking also exists. Paving blocks, a fire pit and cedar seating make for a homey venue for summer entertainment.



Nearby access to QE2 and Yankee Boulevard allow you to either get out of town or use the shopping and restaurants i.e. Walmart Supercentre, Home Depot etc. Also close to Chinook Winds Regional and Skate Park, Chinook Gate Playground behind the property and numerous schools and churches. This home could be an ideal starter or could match a young family. It's clean, well-cared for and worth consideration. Contact us for an in-person, exclusive tour.

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207101    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,148       |
| Acres          | 0.10        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 701 Chinook Gate Lane Sw |
| Subdivision | Chinook Gate             |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 4W1                  |

### Amenities

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 2    |

|              |                                                     |
|--------------|-----------------------------------------------------|
| Parking      | Double Garage Detached, RV Access/Parking, RV Gated |
| # of Garages | 2                                                   |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Soaking Tub, Walk-In Closet(s), Skylight(s)                 |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                       |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Playground, Private Yard   |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 15              |
| Zoning         | R1-L            |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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